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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q50-Q55):

NEW QUESTION # 50

Which of the following scenarios is an example of group boycotting?

- A. Setting a standard commission rate with competitors
- **B. Agreeing with competitors to not cooperate with another business**
- C. Segmenting the market to limit competition
- D. Making doing business with a client dependent on the client also obtaining services from a related business

Answer: B

Explanation:

The course's antitrust module identifies group boycotts as agreements among competitors to refuse to deal with a particular person or firm, thereby restraining trade. By contrast:

* Option B describes a tying arrangement;

* Option C is market allocation;

References: Maryland 60-Hour Principles and Practices of Real Estate - Brokerage Operations: antitrust laws in real estate (price-fixing, market allocation, group boycotts, tie-in arrangements), compliance and risk avoidance.

NEW QUESTION # 51

A landlord locks a tenant out and requires the tenant to pay past-due rent before regaining access to the unit.

This is considered:

- A. Constructive eviction
- B. Personal possession lien process
- C. Illegal
- D. Termination

Answer: C

Explanation:

Maryland law prohibits self-help eviction, which occurs when a landlord takes direct action-such as locking out a tenant or removing their belongings-without a court order.

Only a sheriff or court-appointed officer may evict a tenant following a court judgment for possession.

A landlord who locks out a tenant to recover rent is acting illegally, even if rent is overdue.

This topic is addressed in the Leasing and Property Management module of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Landlord-Tenant Law section.

- Real Property Article 8-216 - Prohibited Acts of Landlord (Self-Help Eviction).

NEW QUESTION # 52

Why was the Civil Rights Act of 1866 monumental among fair housing and antidiscrimination laws?

- A. It provided no exceptions for discrimination based on race or color.
- B. It abolished slavery.
- C. It was adopted by the United Nations.
- D. It added sexual orientation as a protected class.

Answer: A

Explanation:

The Civil Rights Act of 1866 was the first federal law to address discrimination in housing and property rights. It declares that all U.S. citizens shall have the same rights as white citizens to inherit, purchase, lease, sell, hold, and convey real and personal property, regardless of race or color.

Unlike later fair housing laws, this Act includes no exemptions-it applies to all property transactions, public or private.

This law is a foundation of modern fair housing legislation, and its absolute prohibition on racial discrimination still applies today.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Fair Housing and Ethics section.

- Civil Rights Act of 1866, 42 U.S.C. 1982.

NEW QUESTION # 53

Which type of events are generally on a title insurance policy's schedule of exceptions?

- A. Mechanic's liens filed prior to a title insurance policy's effective date
- B. Claims from an owner with an unrecorded deed
- C. Claims that were filed in the public record before a title insurance policy's effective date
- D. Liens or encumbrances that aren't in the public record

Answer: C

Explanation:

In the closing/title section of the pre-licensing course, learners are taught that a title policy contains Schedules -most notably Schedule A (coverage basics) and Schedule B (exceptions). Schedule B-Exceptions lists specific matters found of record prior to the policy's effective date (e.g., recorded easements, covenants, restrictions, prior-of-record liens, and taxes/assessments) that are excluded from coverage unless affirmatively insured over or removed.

While policies also include standard exceptions (which can address certain unrecorded matters), the items "generally" shown on the schedule of exceptions are the recorded encumbrances discovered in the title search that predate the policy.

References: Maryland 60-Hour Principles and Practices of Real Estate - Closing and Title Insurance: policy structure (Schedule A and Schedule B), title searches, recorded encumbrances, and exceptions to coverage.

NEW QUESTION # 54

You represent a buyer of a \$1 million property. The seller's agent offers a 2.5% cooperative agent compensation. Who's your client?

- A. The seller
- B. The seller's agent
- **C. The buyer**
- D. The seller's agent's broker

Answer: C

Explanation:

Under Maryland law, agency relationships are determined by who the licensee represents, not by who pays the compensation. Even though the buyer's agent may receive payment from the listing broker via a cooperative compensation (often shared through the MLS), that payment does not make the buyer's agent an agent of the seller.

The licensee's fiduciary duties-loyalty, confidentiality, disclosure, obedience, reasonable care, and accounting-belong solely to the buyer, the client under the brokerage agreement.

This principle is detailed under the Maryland Agency Law section of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Law of Agency module.
- Business Occupations and Professions Article 17-530 through 17-534.
- COMAR 09.11.07.01 - Disclosure of Agency Relationships.

NEW QUESTION # 55

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